

22 INVERNESS

22 Inverness Center Parkway
Hoover, AL 35242



QUIET, NATURAL SETTING JUST MINUTES FROM
BIRMINGHAM'S MAIN RETAIL CORRIDOR

UP TO ±22,043 SF AVAILABLE

LEASE RATE: \$22.50 PSF

**FOR LEASE
OFFICE SPACE**



PROPERTY FEATURES

NOTEWORTHY FEATURES

- On-site property management
- No occupational taxes
- Located along Hwy 280
- Inverness Greenway walking trail access
- 5 minutes to I-459
- Full-height windowed offices

±134,674 SF
TOTAL BUILDING SIZE

4.0 / 1,000 SF
PARKING SPACES
(FREE SURFACE
PARKING)

ENTRANCE PHOTO



Within a 10 Minute Drive Time:



**±330 Food &
Beverage Places**



**3,466 Total
Businesses**



**39,814 VPD
(Hwy 280)**



**4 Minute Drive to
Inverness Country
Club**



**6 Minute Drive to
Publix Super Market**



**6 Minute Drive to
Life Time Fitness**

Source: Esri

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HOOVER, ALABAMA AT A GLANCE



Top 10 Employers of Hoover Residents and # of Employees

1. Regions Bank - 2,644
2. Hoover City Schools – 1,869
3. Anthem Blue Cross and Blue Shield – 1,711
4. AT&T of Alabama – 1,170
5. Walmart & Sam's Club - 950
6. Publix - 868
7. McLeod Software - 700
8. City of Hoover - 667
9. SS&C Health - 438
10. Doster Construction Company - 184

Source: City of Hoover, Office of Economic & Community Development Surveys, 2022

Select
U.S. Hwy 280
Amenities
(Next Page)

KEY FACTS



92,650 Total
Population



4,250 Total
Businesses



\$104,352 Median
Household Income

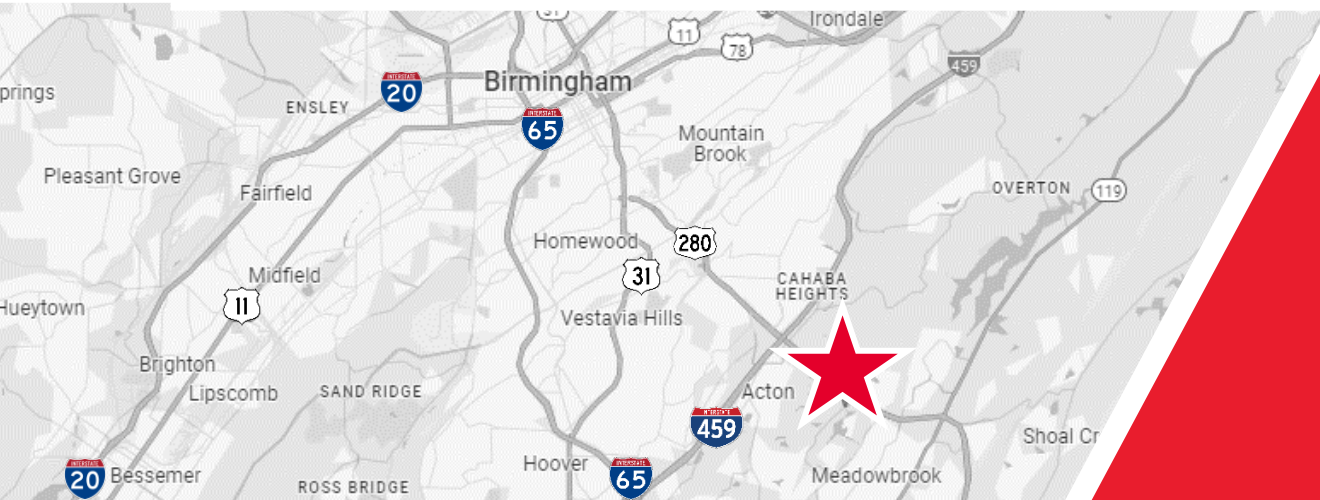


39.5 Median Age

SELECT AREA AMENITIES



PROPERTY AERIAL MAP



For more information, please contact:

BRAD JONES, CCIM
Executive Vice President | Partner
+1 205 314 5520
bjones@egsinc.com

NICK VOGEL
Leasing & Brokerage
+1 205 314 5552
nvogel@egsinc.com

2100 3rd Avenue North, Suite 700
Birmingham, AL 35203
phone: +1 205 939 4440
egsinc.com